

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: Christopher M. Gratz, Planner II

SUBJECT: Delegation Request, DG 3-3-03 Prima Professional Campus, Pulice Land Surveyors/Davie Road, LLC, 7901 Davie Road Extension/Generally located 500' east of the northeast corner of University Drive and Davie Road Extension

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST TO CHANGE THE RESTRICTIVE NOTE ON THE SUBDIVISION PLAT KNOWN AS THE PRIMA PROFESSIONAL CAMPUS PLAT; AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF: The applicant requests approval of the resolution to authorize the change in the restrictive note on the Prima Professional Campus Plat **FROM:** This plat is restricted to 72,500 square feet of office and 5,000 square feet of commercial use in Parcel A, and 41,400 square feet commercial use in Parcel B; **TO:** "This plat is restricted to 9,900 square feet of commercial use and 70 townhomes on Parcel A and 41,410 square feet of commercial use in Parcel B". Rezoning and site plan applications have been filed concurrently in order to develop the subject site with 70 affordable housing units.

PREVIOUS ACTIONS: None

CONCURRENCES: None.

FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Resolution, Planning Report, Justification, Plat, Land Use Map, Zoning and Aerial Map

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST TO CHANGE THE RESTRICTIVE NOTE ON THE SUBDIVISION PLAT KNOWN AS THE PRIMA PROFESSIONAL CAMPUS PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the subdivision known as the Prima Professional Campus has been recorded in Plat Book 147, Page 31, of the Official Records of Broward County; and

WHEREAS, the owners desire to revise the restrictive note associated with said plat; and,

WHEREAS, Broward County requires that the Town of Davie concur with this revision prior to a review of the proposed by Broward County Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The Town Council of the Town of Davie does hereby approve the delegation request to change the restrictive note on the Prima Professional Campus Plat. The proposed revision being specifically described on the planning report attached hereto as Exhibit "A".

SECTION 2. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2003.

MAYOR/COUNCILMEMBER

Attest:

TOWN CLERK

APPROVED THIS ____ DAY OF _____, 2003.

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division Staff
Report and Recommendation

Applicant Information

<u>Owner:</u>		<u>Agent:</u>	
Name:	Davie Road, LLC.	Name:	Pulice Land Surveyors, Inc.
Address:	6714 Pines Boulevard	Address:	5381 Nob Hill Road
City:	Pembroke Pines, FL 33024	City:	Sunrise, FL 33351
Phone:	(954) 961-5222	Phone:	(954) 572-1777

Background Information

Application History: No deferrals have been requested.

Application Request: Approval of the resolution to authorize the change in the restrictive note on the Prima Professional Campus Plat **FROM:** This plat is restricted to 72,500 square feet of office and 5,000 square feet of commercial use in Parcel A, and 41,400 square feet commercial use in Parcel B; **TO:** "This plat is restricted to 9,900 square feet of commercial use and 70 townhomes on Parcel A and 41,410 square feet of commercial use in Parcel B".

Address/Location: 7901 Davie Road Extension/Generally located 500' east of the northeast corner of University Drive and Davie Road Extension.

Future Land Use Plan Designation: Commercial

Zoning: B-2, Community Business District

Existing Use: Vacant

Proposed Use: 70 affordable townhouses

Parcel Size: 6.99 acres (304,636 square feet)

Proposed Density: 10 DU/AC

	<u>Surrounding Uses:</u>	<u>Surrounding Land Use Plan Designation:</u>
North:	Pop's Landscape Nursery Multi-family dwellings Single family dwelling	Residential (5 DU/AC) Residential (16 DU/AC) Residential (5 DU/AC)
South:	Davie Road Extension	Commercial
East:	Retail plaza	Commercial
West:	Pop's Landscape Nursery Vacant outparcel Walgreen's and retail	Commercial

Surrounding Zoning:

North:	B-2, Community Business District R-5, Low Medium Density Dwelling District RM-16, Medium High Density Dwelling District
South:	City of Hollywood
East:	B-2, Community Business District
West:	B-2, Community Business District

Zoning History

Related Zoning History:

Pursuant to a referendum vote, the subject site was annexed to the Town of Davie by Ordinance 81-7, on March 5, 1981

Previous Requests on same property:

Available records indicate the Future Land Use Plan Map designation and zoning classification were in place prior to the site's annexation.

The plat, P 3-7-89 Prima Professional Campus, was approved on July 19, 1989, with a note restricting it to 72,500 square feet of office and 5,000 square feet of commercial use in Parcel A, and 41,400 square feet commercial use in Parcel B, and was subsequently recorded in Plat Book 147, Page 31, of the official records of Broward County.

The site plans, SP 3-3-89 and SP 3-4-89 University Professional Campus Shopping Center, were approved on August 15, 1990.

The site plan modifications, SP 6-11-90 and SP 5-5-91 University Professional Campus Shopping Center, were approved on June 19, 1991.

The rezoning, ZB 3-4-03 Village Parc Townhomes, has been submitted concurrently with this rezoning request.

The site plan, SP 2-6-03 Village Parc Townhomes, has been submitted concurrently with this request.

Application Details

The request is to change the restrictive note on the Prima Professional Campus Plat to allow residential use. Rezoning and site plan applications have been filed concurrently in order to develop the subject site with 70 affordable housing units.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 11. This Planning Area is bound by Stirling Road on the north, Davie Road Extension on the southeast, and University Drive on the west. The area is characterized by multi-family residential development on the south side of Stirling Road, ranging from 8 to 16 dwellings per acre. There is one single family residential subdivision developed at five dwellings per acre.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 102.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-7: Adopted land development regulations shall continue to set forth setbacks or separation regulations, landscaping requirements, and minimum open space criteria to enhance living and working environments.

Housing Element, Goals, Objectives, and Policies, Goal: Provide opportunities for affordable and adequate housing to meet the needs of the existing and future populations of the Town.

Housing Element, Goals, Objectives, and Policies, Objective 2: Facilitate and promote a wide variety of residential development to address the different needs of the projected population.

Comments from Housing and Community Development Director, Shirley Taylor-Prakelt:

This property is located at the pivotal entry to the Driftwood Community Redevelopment Block Grant (CDBG) Target Area on the corner of University Drive and Davie Road Extension. The site is also located just a few blocks southwest of the Town's "Harmony Village Community Initiative" where 22 new single family homes are being developed by Habitat for Humanity, and a new Boys and Girls Club facility is being constructed on the southeast corner of Driftwood Park.

The development of this site as affordable housing is desirable, and is consistent with the Town's Housing and Community Development Initiatives and the Town's Consolidated Plan for Federal Funds 2002-07. The Consolidated Plan clearly delineates the need for moderately priced, for-sale housing units. The developer has agreed to work with the Town's Office of

Housing and Community Development regarding an entry sign/landscape feature for the Target Area, on their property at the corner of University Drive and Davie Road Extension.

The developer is to be commended for their unique, sensitive, approach to addressing the affordable housing needs of Davie's low/moderate-income residents, and for improving the aesthetics of a CDBG Target Area.

Staff Analysis/Findings of Fact

This request will allow 70 affordable townhouses to be developed on the subject plat. The applicant states that the request does not represent a change in the traffic that will be generated from the site.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Town Council for further consideration.

Exhibits

1. Justification
2. Plat
3. Land Use Map
4. Zoning and Aerial Map

Prepared by: _____

Reviewed by: _____

DG 3-3-03



PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE (954) 572-1777 • FACSIMILE (954) 572-1778
e-mail: surveys@pulicelandsurveyors.com



March 27, 2003

Mr. Todd Vargo, Planner I
Development Services Dept.
Town of Davie
6591 Orange Dr.
Davie, FL 33314

RE: "PRIMA PROFESSIONAL CAMPUS" DELEGATION REQUEST
PLAT BOOK 147 Page 31

Dear Mr. Vargo,

Enclosed is a request to amend the plat note on the subject plat. The present note reads: "This plat is restricted to 72,500 square feet of office and 5000 square feet commercial use in Parcel 'A' and 41,410 square feet of commercial use in Parcel 'B'.

The proposed note would read: "This plat is restricted to 9,900 square feet of commercial use and 70 town homes on Parcel 'A' and 41,410 square feet commercial use in Parcel 'B'.

This request does not represent an increase in trips. There are rezone and site plan applications that will allow the town home request that have already been submitted to the Town.

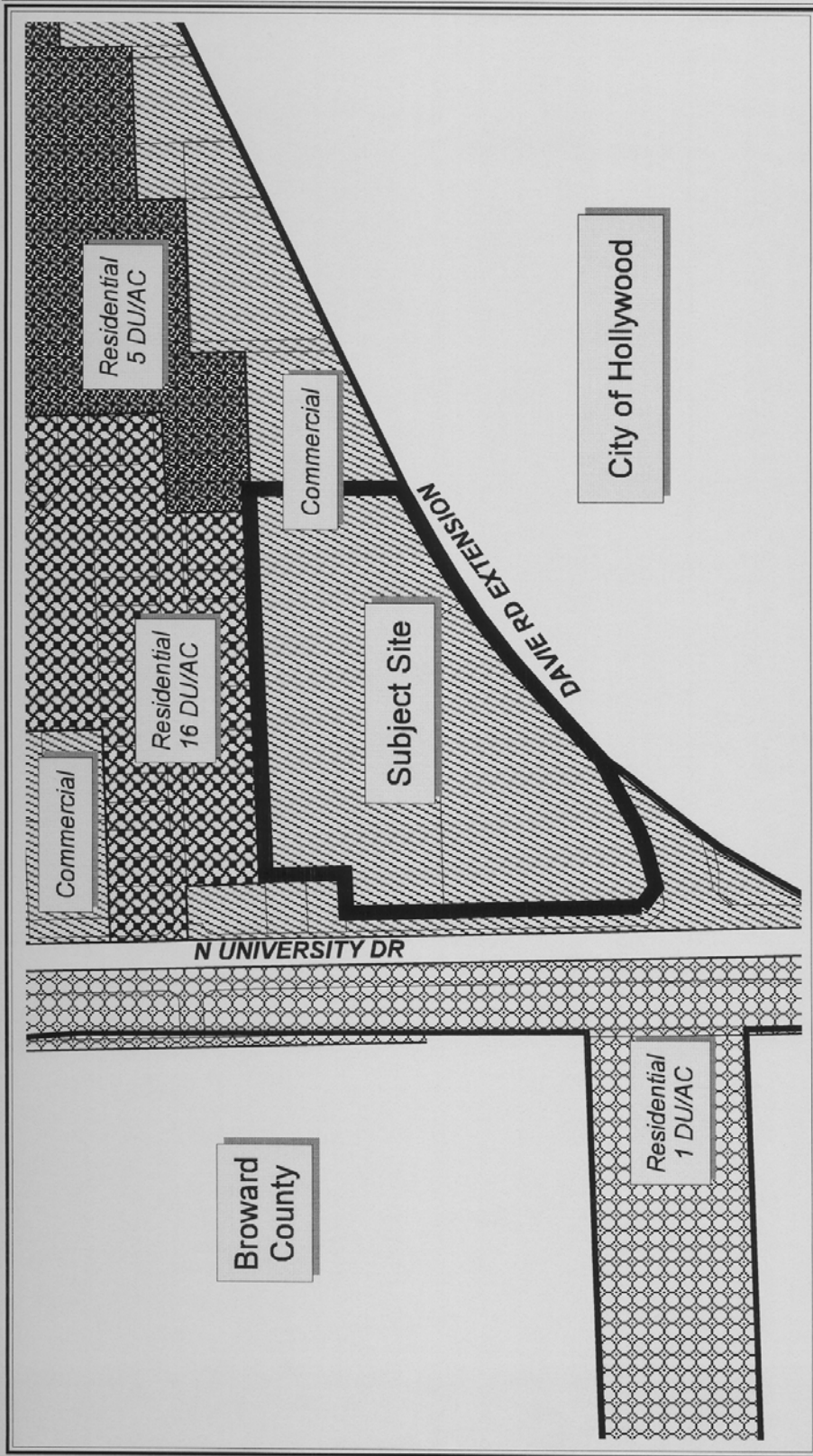
Please find 3 copies of plat, site plan and check for \$500.00 for your Review.

Please contact me should you need additional information. Thank you for your help with this project.

Sincerely,
PULICE LAND SURVEYORS, INC.

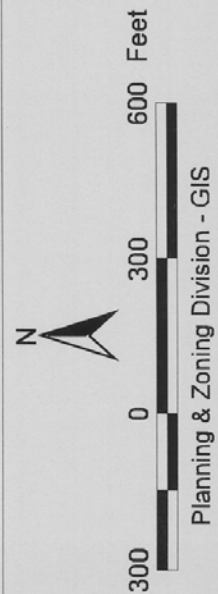
Jane Storms
Director of Platting Services

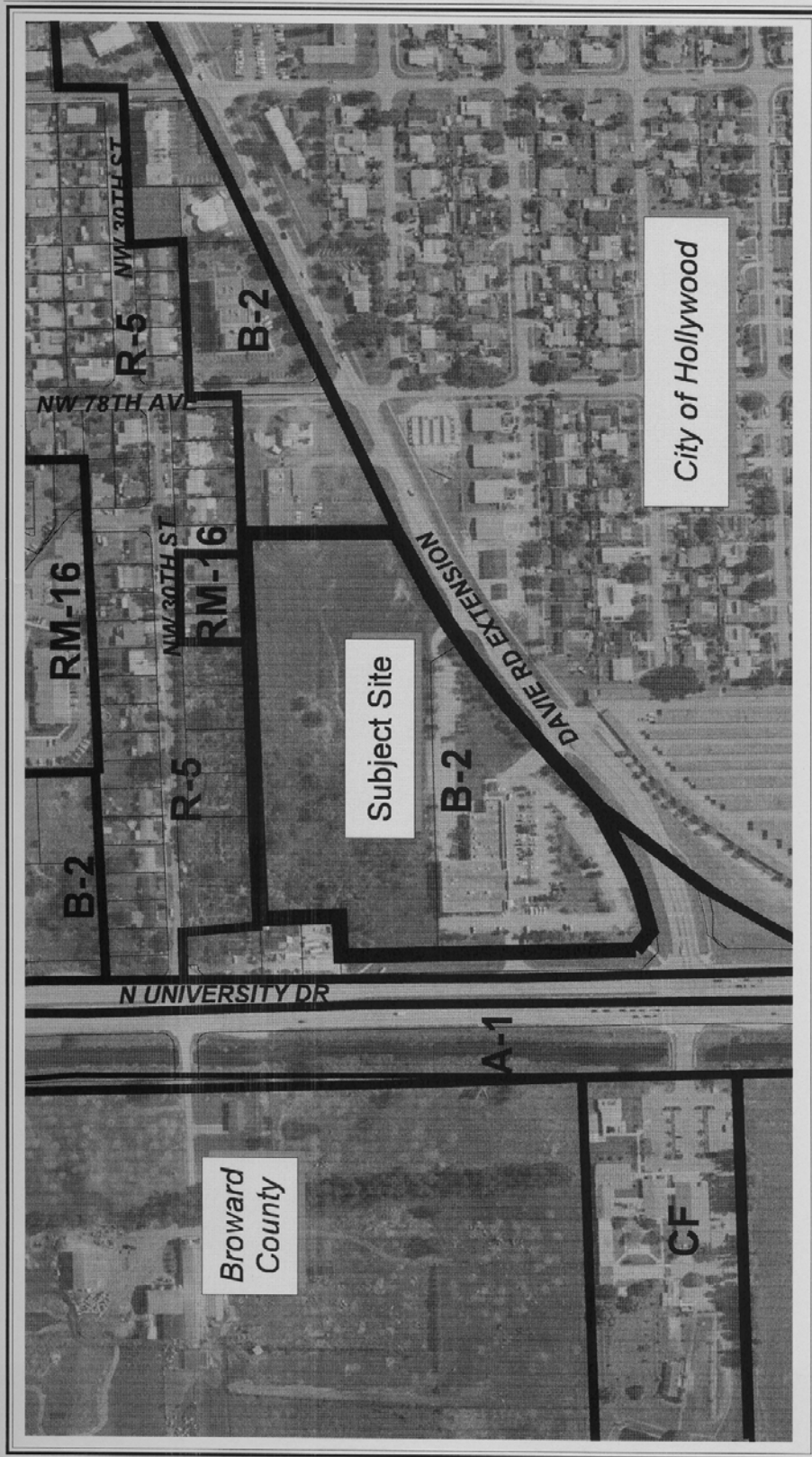
Encl.



DELEGATION REQUEST **DG 3-3-03** **Future Land Use Map**

Prepared By: TAV
 Date Prepared: 6/26/03





Date Flown:
12/31/00



300 0 300 600 Feet

Planning & Zoning Division - GIS



Delegation Request DG 3-3-03 Zoning and Aerial Map

Prepared By: TAV
Date Prepared: 6/26/03